



TOWN CLERK

Kandy L. Lavallee
Town Clerk

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1195
clerks@graffton-ma.gov



BK. 64741 Pg. 309

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CERTIFICATE OF NO APPEAL

DECISION: GRAFTON ZONING BOARD OF APPEALS
2020/871 - Special Permit

PETITIONER: Michael Szymanski
16 High Street, North Grafton, MA 01536

OWNER: Michael Szymanski
16 High Street, North Grafton, MA 01536

DEED REFERENCE: 16 High Street, North Grafton, MA 01536
Assessor's Map 27, Lot 70
Worcester District Registry of Deeds
Book 55989, Page 269

This is to certify that the Decision of the Grafton Zoning Board of Appeals to grant a Special Permit for the construction of a 17' x 13' deck per exhibit A, attached at property located at 16 High Street, North Grafton, MA 01536. The Decision was duly recorded in the Town Clerks office on September 9, 2020 at 8:38 A.M.

No Notice of Appeal of the Decision was filed in this office within the twenty days next, the appeal period ending on September 29, 2020.

A true copy, ATTEST:

Kandy L. Lavallee
Kandy L. Lavallee, Town Clerk
Grafton, MA



Office of the Zoning Board of Appeals
30 Providence Road
Grafton, Massachusetts 01519
Phone: (508) 839-5335 x 1154 - Fax: (508) 839-4602
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www.grafton-ma.gov

RECEIVED TOWN CLERK
GRAFTON, MA
2020 SEP -9 AM 8:38

THE COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
BOARD OF APPEALS

Thursday, September 3, 2020

Case Number:

2020/871

Special Permit

MICHAEL SZYMANSKI of 16 HIGH STREET requesting that the Zoning Board of Appeals grants a Special Permit:

TO ALLOW THE CONSTRUCTION OF A 17' X 13' DECK OFF THE BACK OF THE HOUSE AND NEED 3' OF RELIEF FROM THE REQUIRED FRONT SET BACK OF 40'. THE EDGE OF THE DECK ATTACHED TO THE HOUSE IS 37' OFF THE FRONT SETBACK.

At their duly held meeting on Thursday, September 3, 2020 the Zoning Board of Appeals took the following action: Motion was made by Mr. Yeomans and seconded by Vice Chair Ms. Desrosiers:

That the Zoning Board of Appeals grant a Special Permit to MICHAEL SZYMANSKI at 16 HIGH STREET GRAFTON MA TO ALLOW A SPECIAL PERMIT TO MR. MICHAEL SZYMANSKI OF 16 HIGH STREET FOR THE CONSTRUCTION OF A 17' X 13' DECK PER EXHIBIT A, ATTACHED.

FINDINGS:

- F1. THE STRUCTURE WAS BUILT IN 1920.
- F2. THE PARCEL IS IN THE NB (NEIGHBORHOOD BUSINESS) ZONING DISTRICT.
- F3. THE NB ZONE REQUIRES 100' OF FRONTAGE.
- F4. THIS PARCEL HAS 68.5' OF FRONTAGE.
- F5. THE NB ZONE REQUIRES A 40' FRONT YARD SETBACK AND THE STRUCTURE IS LOCATED 8.7' OFF THE FRONT YARD
- F6. THE NB ZONE REQUIRES A 15' SIDE YARD SETBACK AND THE STRUCTURE IS LOCATED 14.6' OFF THE SIDE YARD
- BASED ON FINDINGS F1-F6, THE HOUSE IS A PRE-EXISTING, NON-CONFORMING STRUCTURE.
- F7. THE CURRENT USE IS RESIDENTIAL.
- F8. THE CURRENT HOME IS A 3 BEDROOM, 1 BATH HOME, PROPOSED HOME IS A 3 BEDROOM, 1 BATH HOME.
- F9. THE NEIGHBORHOOD SONSISTS OF PRIMARILY RESIDENCES.

BASED ON FINDINGS F7-F9, THE ADDITION IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.

A complete file of this case (Case # 871/2020 is on file with the Town Clerk.)

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On a roll-call vote:

Chairman:	Yes	Member 2:	Yes
Vice Chariman:	Yes	Alternate 1:	Present at Hearing
Clerk:	Yes	Alternate 2:	Present at Hearing
Member 1:	Yes		

Motion Granted

This decision is final except that any person who may be aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions G.L. c. 40A.

William McCusker, Chairman

Marianne Desrosiers, Vice Chairman

Kay Reed, Clerk

William Yeomans, Member

Brian Waller, Member

Carl Parisi, Alternate Member

Seetharaman Ganesan, Alternate Member

A true copy;

Attest:



Kandy L. Lavallee, Town Clerk

Grafton, MA